

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: February 2, 2021 ☐ Consent ☒ Regular
 ☐ Workshop ☐ Public Hearing

Department: Environmental Resources Management

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve an amendment to the Deed of Conservation Easement for Pond Cypress Natural Area, as executed on September 9, 2008 and recorded in OR Book 22880, Page 1859, from Palm Beach County in favor of South Florida Water Management District (SFWMD).


Summary: On September 9, 2008 (Item 3L-2), the Board approved a Deed of Conservation Easement (Conservation Easement) over the entire 1,736.5626-acre Pond Cypress Natural Area (Natural Area/Original Premises). The Amendment of Conservation Easement will modify the boundary of the Conservation Easement in accordance with a land exchange that was conceptually and formally approved by the Board on June 23, 2015 (Item 4A) and August 18, 2015 (Item 3L-1), respectively. A 0.668-acre parcel of land that is needed for the State Road 7 extension project will be released from the Conservation Easement (Removed Parcel). In exchange, 3.95 acres of equal or higher value lands will be removed from the original right of way for State Road 7 and added to the Conservation Easement (Additional Premises). The Conservation Easement shall remain in full force and effect as a covenant running with the land with respect to the remainder of the Original and Additional Premises. **There is no cost to the County.** District 6 (SS)

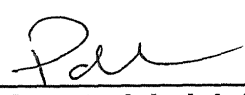
Background and Policy Issues: On September 13, 2005, the Board expressed a desire to place conservation easements on all County-owned natural areas. The purpose of these conservation easements was to provide the natural areas with a level of protection that would not be affected by the retirement of County or State conservation bonds. Establishment of the Conservation Easement furthered the Board's goal of placing additional layers of protection on County-owned natural areas by placing a conservation easement over the Natural Area as it existed in 2008 (an area equal to the Original Premises). It also satisfied one of SFWMD's requirements for issuance of the County's Acreage Reliever Road permit.

(Continued on Page 3)

Attachments:

1. Location Map
2. Amendment of Conservation Easement

Recommended by:  1-25-21 SAS 1/11/21
 Department Director **Date**

Approved by:  1/26/21
 Assistant County Administrator **Date**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	_____	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes _____ No X

Does this item include the use of federal funds? Yes _____ No X

Budget Account No.:

Fund _____ Department _____ Unit _____ Object _____ Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact

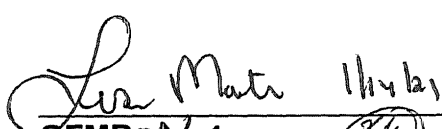

There is no fiscal impact associated with this item.

C. Department Fiscal Review:

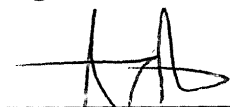


III. REVIEW COMMENTS

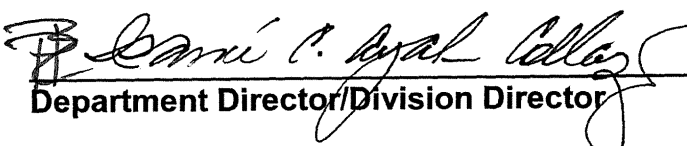
A. OFMB Fiscal and /or Contract Administrator Comments:

 1/14/21
OFMB  1/25/21
1/13 1/13 1-25-21 TW

B. Legal Sufficiency:

 1/25/21
Assistant County Attorney

C. Other Department Review: Facilities Development and Operations


Department Director/Division Director

Continued from Page 1

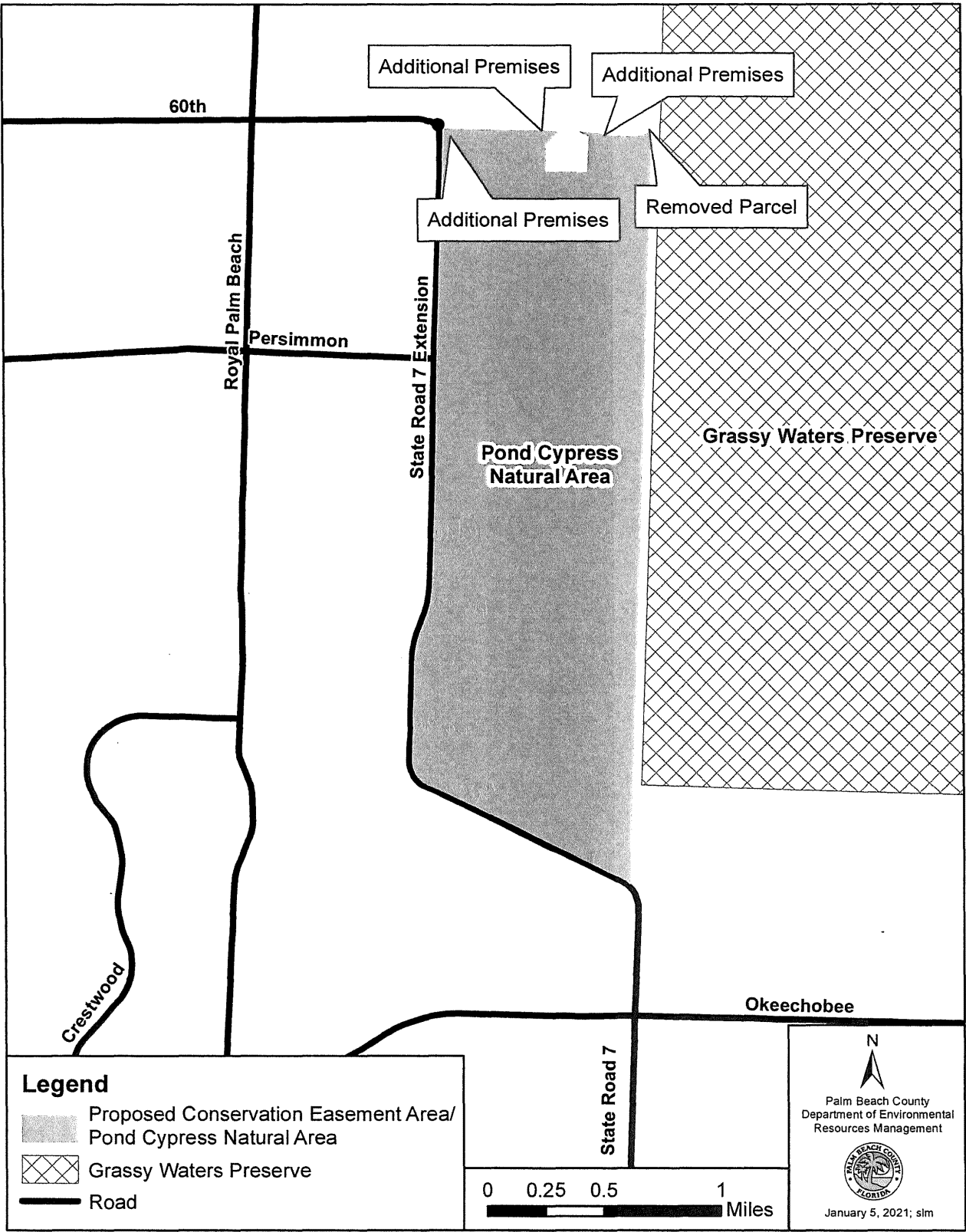
Background and Policy Issues (continued):

In 2015, the County's Engineering and Public Works Department, working with the Florida Department of Transportation (FDOT), filed a request under the County's Conservation Lands Protection Ordinance (Ordinance No. 2003-052) for the removal of a 0.668-acre parcel of land (Removed Parcel) from the Natural Area and incorporation of those lands into the State Road 7 extension right of way. The Removed Parcel was needed to accommodate turning radius requirements for the State Road 7 extension, Okeechobee Boulevard to Northlake Boulevard project. The proposed compensation for the Removed Parcel was the addition of 3.95 acres of land to the Natural Area. It was determined that the proposed 3.282-acre net increase to the Natural Area (3.95 acres added, less 0.668 acres removed), provided an exceptional benefit to the County's Natural Areas Program. Pursuant to the Conservation Lands Protection Ordinance, a Public Hearing was held on June 23, 2015 to discuss and conceptually approve the proposed land exchange; the land exchange was finalized on August 18, 2015. The Amendment of Conservation Easement will modify the boundaries of the Conservation Easement in accordance with the 2015 Board-approved land exchange and the November 17, 2020 State Road 7 right of way conveyance to the FDOT.

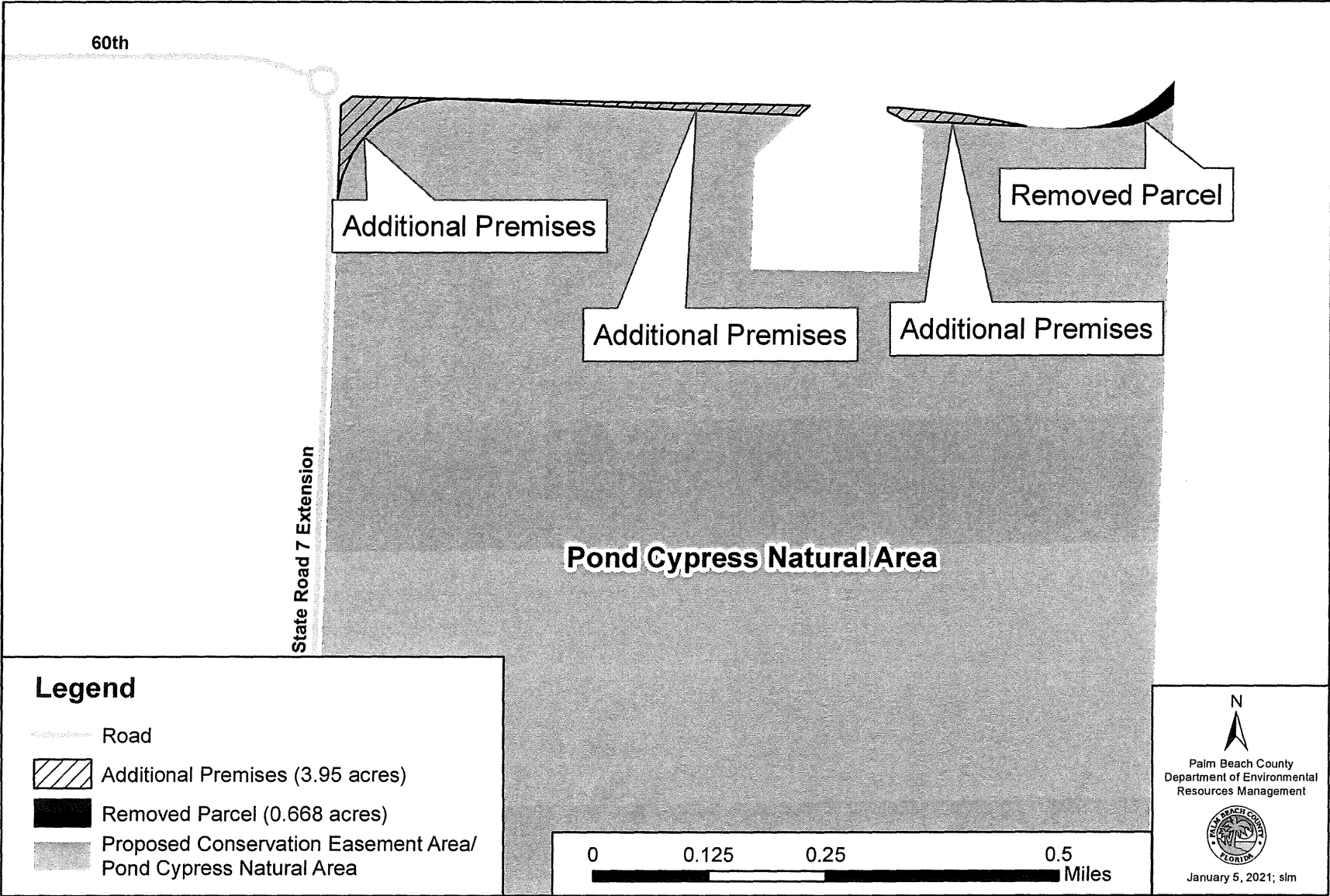
Upon execution of the Amendment to Conservation Easement, the area of land protected by the Conservation Easement will increase from approximately 1,736.5626 to 1,739.8446 acres, a net increase of approximately 3.282 acres. The legal description of the Natural Area shall be modified to match the legal description of the Conservation Easement, as amended.

The Conservation Easement, as amended, will continue to be held by the SFWMD exclusively for conservation purposes. It will help ensure that the Natural Area is retained and managed in a manner that will protect native plant and animal communities.

Pond Cypress Natural Area
Proposed Conservation Easement Area -
Location Map 1



Pond Cypress Natural Area Proposed Conservation Easement Area -
Location Map 2 (Zoom In)



Permit: _____
Tract: _____

AMENDMENT OF CONSERVATION EASEMENT

This Amendment of Conservation Easement ("Amendment of Conservation Easement") is made this ____ day of _____, 20__ by **PALM BEACH COUNTY**, a political subdivision of the State of Florida ("Grantor"), by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, and the **SOUTH FLORIDA WATER MANAGEMENT DISTRICT** ("District"), with its principal address being 3301 Gun Club Road, West Palm Beach, Florida 33406, and its mailing address being Post Office Box 24680, West Palm Beach, Florida 33416-4680.

WITNESSETH:

WHEREAS, Grantor granted the District that certain Deed of Conservation Easement dated September 9, 2008 and recorded in Official Record Book 22880 at Page 1859 of the Public Records of Palm Beach County, Florida (the "Conservation Easement") encumbering the real property described on Exhibit "A" (the "Original Premises"); and

WHEREAS, Grantor is the fee simple owner of the lands described in Exhibit "B" ("Additional Premises"). Grantor hereby grants to the District a perpetual conservation easement, as defined in Section 704.06, Florida Statutes, over the Additional Premises in exchange for the removal of certain lands from the Conservation Easement as provided below; and

WHEREAS, the conservation easement over the Additional Premises shall be subject to all the provisions and restrictions of the Conservation Easement encumbering the Original Premises; and

WHEREAS, Grantor requests that the District amend the Conservation Easement to remove the portion of the Conservation Easement encumbering certain lands within the Original Premises as shown in Exhibit "C" (the "Removed Parcel") and include the Additional Premises; and

WHEREAS, the justification for the Grantor's request is to unencumber the Removed Parcel, which is needed to accommodate the design requirements of the turning radius for proposed road construction associated with District Application No. 200930-4370 for the SR 7 Extension from Okeechobee Blvd. to Northlake Blvd. project.

WHEREAS, the District agrees to amend the Conservation Easement only with respect to the Removed Parcel and the Additional Premises.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, the Grantor and the District hereby agree as follows:

1. **RECITALS.** The above recitals are true and correct and are hereby restated in their entirety.

2. **ADDITIONAL PREMISES.** The Additional Premises are hereby made a part of the Conservation Easement as if it were encumbered when the Conservation Easement was originally recorded in the public records, and the District agrees to accept the Additional Premises as part of the Original Premises encumbered by the Conservation Easement.

3. **REMOVED PARCEL.** The Removed Parcel is hereby removed from the Conservation Easement, without impairing the operation and effect of the Conservation Easement encumbering the remainder of the Original and Additional Premises.

4. **COVENANT RUNNING WITH THE LAND.** The Conservation Easement shall remain in full force and effect as a covenant running with the land with respect to the remainder of the Original and Additional Premises. All references in the Conservation Easement to “Property” shall hereinafter mean and refer to the remainder of the Original and Additional Premises.

(Remainder of page left intentionally blank)

IN WITNESS WHEREOF, Palm Beach County, Grantor, has hereunto set its authorized hand this _____ day of _____ 20__.

ATTEST:

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

COUNTY:

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Dave Kerner, Mayor

Signed and delivered
in the presence of:

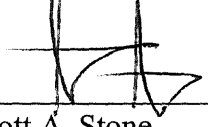
Witness Signature

Print Witness Name

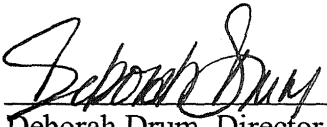
Witness Signature

Print Witness Name

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By:  1/25/21
Scott A. Stone Date
Assistant County Attorney

APPROVED AS TO TERMS
AND CONDITIONS

By:  1-11-2021
Deborah Drum, Director Date
Department of Environmental
Resources Management

IN WITNESS WHEREOF, _____, of the South Florida Water Management District, has hereunto set its authorized hand this _____ day of _____ 20__.

By: _____

Name: _____

Title: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20__ by _____, _____ (title), Environmental Resource Bureau of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, who is personally known to me.

WITNESS my hand and official seal in the County and State set forth above this _____ day of _____, 20__.

(notary seal)

Notary Public

Print

My Commission Expires: _____

LEGAL DESCRIPTION:


A CONSERVATION EASEMENT IN A PORTION OF SECTIONS 1, 12, 13 AND 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 1°33'57" EAST ALONG SAID WEST LINE, A DISTANCE OF 1,179.06 FEET; THENCE SOUTH 88°26'03" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 5.04 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 2008.00 FEET, A RADIAL BEARING TO THE RADIUS POINT OF SOUTH 88°26'03" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°55'31", A DISTANCE OF 663.26 FEET TO THE POINT OF TANGENCY; THENCE NORTH 20°29'28" EAST, A DISTANCE OF 402.81 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,158.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°45'30", A DISTANCE OF 706.52 FEET TO THE POINT OF TANGENCY AND A LINE 360.00 FEET EAST OF AND PARALLEL WITH AS MEASURED RIGHT ANGLES TO THE WEST LINE OF SOUTHWEST QUARTER OF SAID SECTION 12; THENCE NORTH 1°43'58" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,526.57 FEET; THENCE NORTH 1°00'15" EAST ALONG A LINE 360.00 FEET EAST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 2,649.49 FEET; THENCE NORTH 1°52'09" EAST ALONG A LINE 360.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,721.13 FEET; THENCE NORTH 1°53'03" EAST ALONG A LINE 360.00 FEET EAST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1936.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 619.00 FEET; THENCE NORTHEAST DEPARTING SAID PARALLEL LINE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°52'35", A DISTANCE OF 981.79 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°14'22" EAST, A DISTANCE OF 1965.70 FEET TO A TOWER SITE RECORDED IN OFFICIAL RECORD BOOK 9107, PAGE 134, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID TOWER SITE THE FOLLOWING FIVE COURSES;

SOUTH 46°27'00" WEST, A DISTANCE OF 338.89 FEET;
SOUTH 01°52'55" WEST, A DISTANCE OF 626.44 FEET;
SOUTH 88°56'11" EAST, A DISTANCE OF 938.49 FEET;
NORTH 01°52'55" EAST, A DISTANCE OF 793.67 FEET;
NORTH 62°03'20" WEST, A DISTANCE OF 117.59 FEET;

THENCE SOUTH 87°14'22" EAST DEPARTING SAID TOWER SITE, A DISTANCE OF 918.21 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 769.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°26'38", A DISTANCE OF 690.46 FEET TO A LINE 200.00 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, AND RIGHT-OF-WAY RECORDED IN DEED BOOK 848, PAGE 370 SAID PUBLIC RECORDS; THENCE SOUTH 1°55'27" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,682.55 FEET; THENCE SOUTH 1°42'37" WEST ALONG A LINE 200.00 FEET WEST OF AND

(CONTINUED ON SHEET 2 OF 5)

PROJECT NO. 2008012-05	SHEET 5	1	PROJECT:		SCALE 1" = 800'	NO.	REVISION	BY	DATE		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
			POND CYPRESS NATURAL AREA CONSERVATION EASEMENT								
			DESIGN FILE NAME	DRAWING NO.							
			S-1-08-2801	S-1-08-2801	DATE 01/23/08		FIELD BOOK NO. N/A				

(CONTINUED FROM SHEET 1 OF 5)

PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 2,694.47 FEET; THENCE SOUTH $1^{\circ}47'45''$ WEST ALONG A LINE 200.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 2,708.60 FEET; THENCE SOUTH $1^{\circ}56'01''$ WEST ALONG A LINE 200.00 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 2,702.86 FEET; THENCE SOUTH $1^{\circ}56'06''$ WEST ALONG A LINE 200.00 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 5,407.76 FEET; THENCE SOUTH $0^{\circ}40'56''$ WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1,215.38 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 769.00 FEET AND A RADIAL BEARING OF SOUTH $44^{\circ}40'53''$ WEST; THENCE NORTHWEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}15'44''$, A DISTANCE OF 245.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH $63^{\circ}34'51''$ WEST, A DISTANCE OF 4,904.91 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 619.00 FEET; THENCE NORTHWEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $62^{\circ}00'55''$, A DISTANCE OF 669.99 FEET TO A NON-TANGENT INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH $1^{\circ}15'55''$ EAST ALONG SAID WEST LINE, A DISTANCE OF 1,127.31 FEET TO THE POINT OF BEGINNING.

EASEMENT CONTAINS 1.736.5626 ACRES MORE OR LESS.

LEGEND

R = RADIUS
 Δ = CENTRAL ANGLE
 L = LENGTH OF ARC

NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SIGNING SURVEYOR.

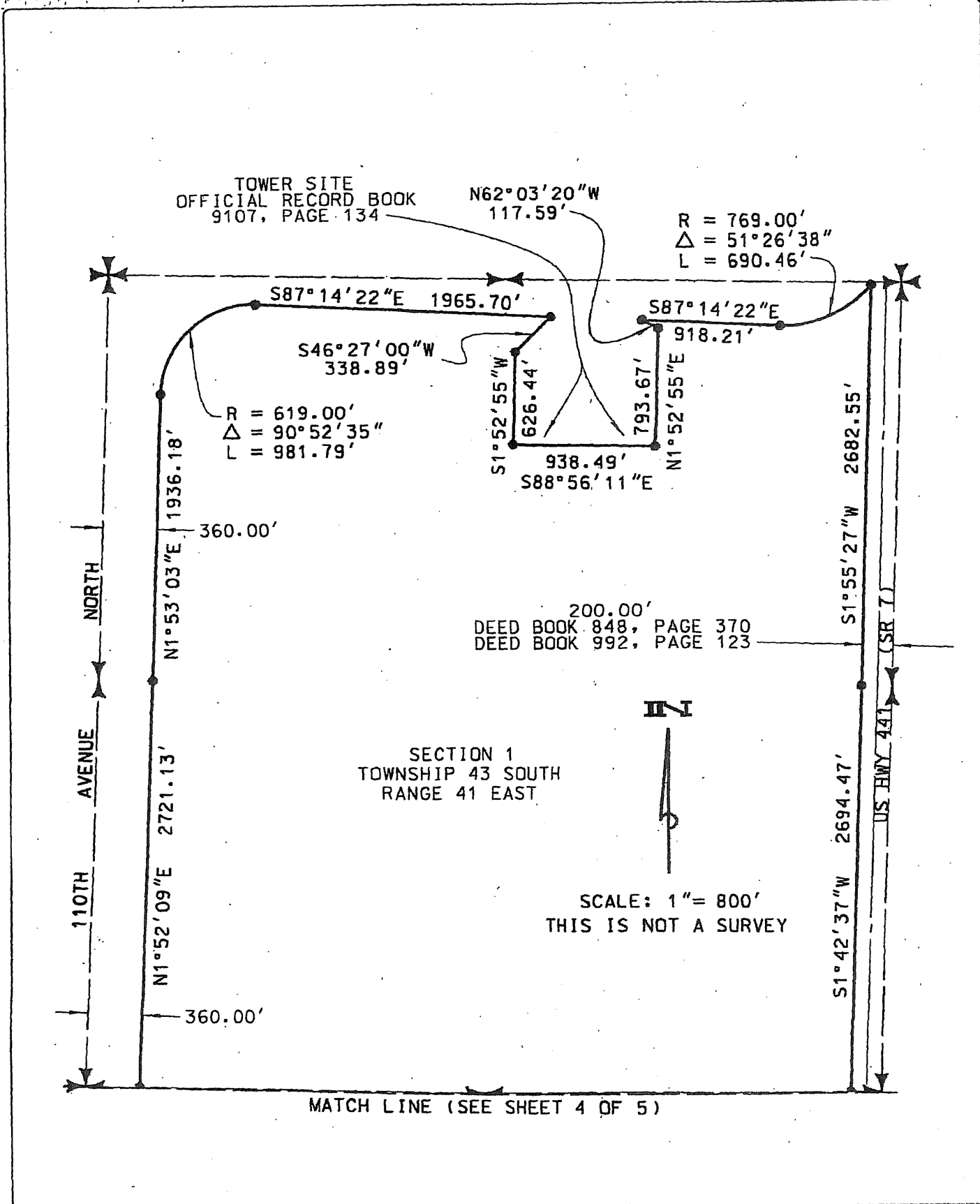
THIS INSTRUMENT WAS PREPARED BY NORMAN J. HOWARD, P.S.M., IN THE OFFICE OF THE COUNTY ENGINEER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA, 33411.

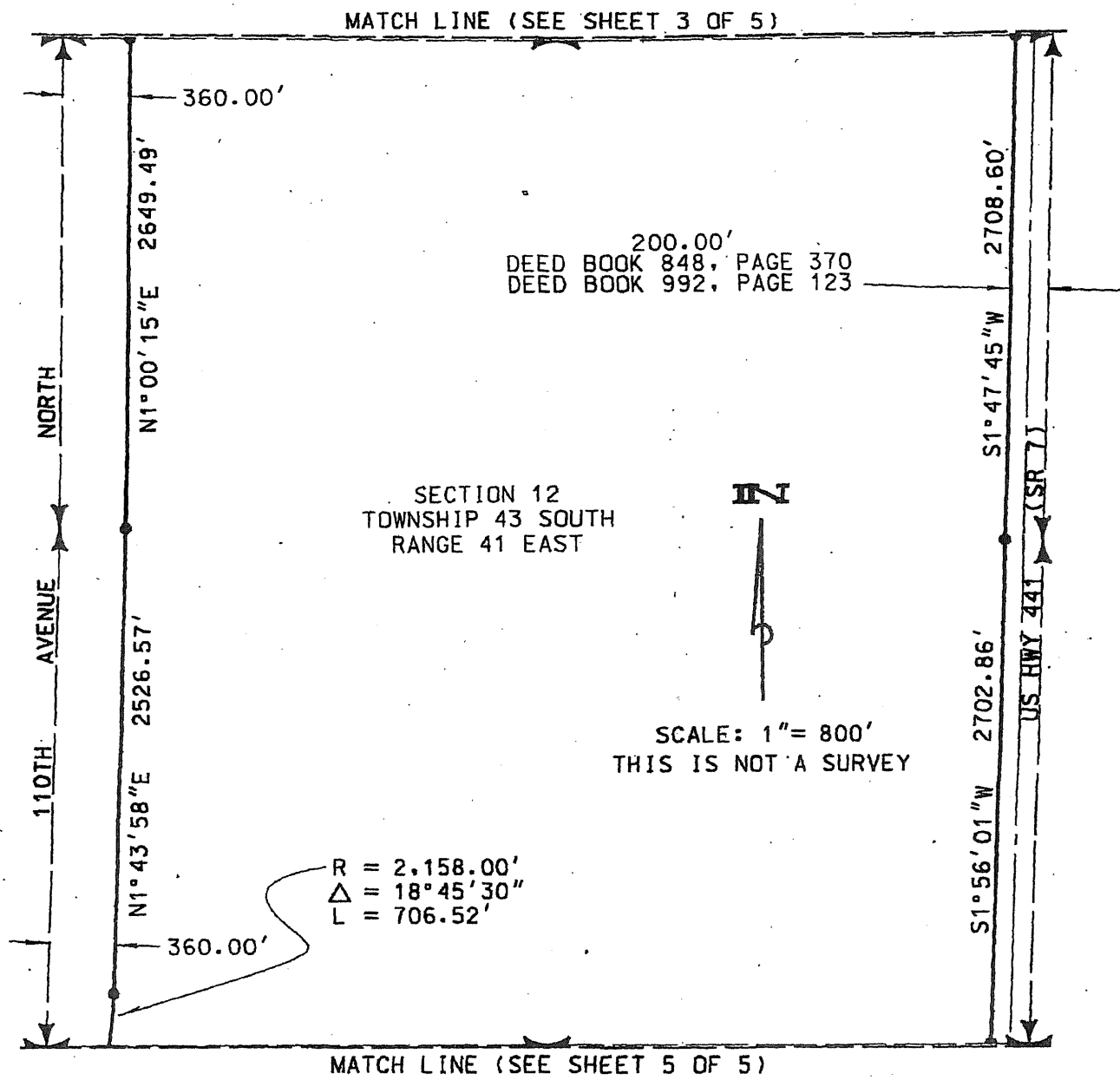
N J Howard
 NORMAN J. HOWARD, P.S.M.
 FLORIDA CERTIFICATE NO. 5776

4-24-08
 DATE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Exhibit "A"





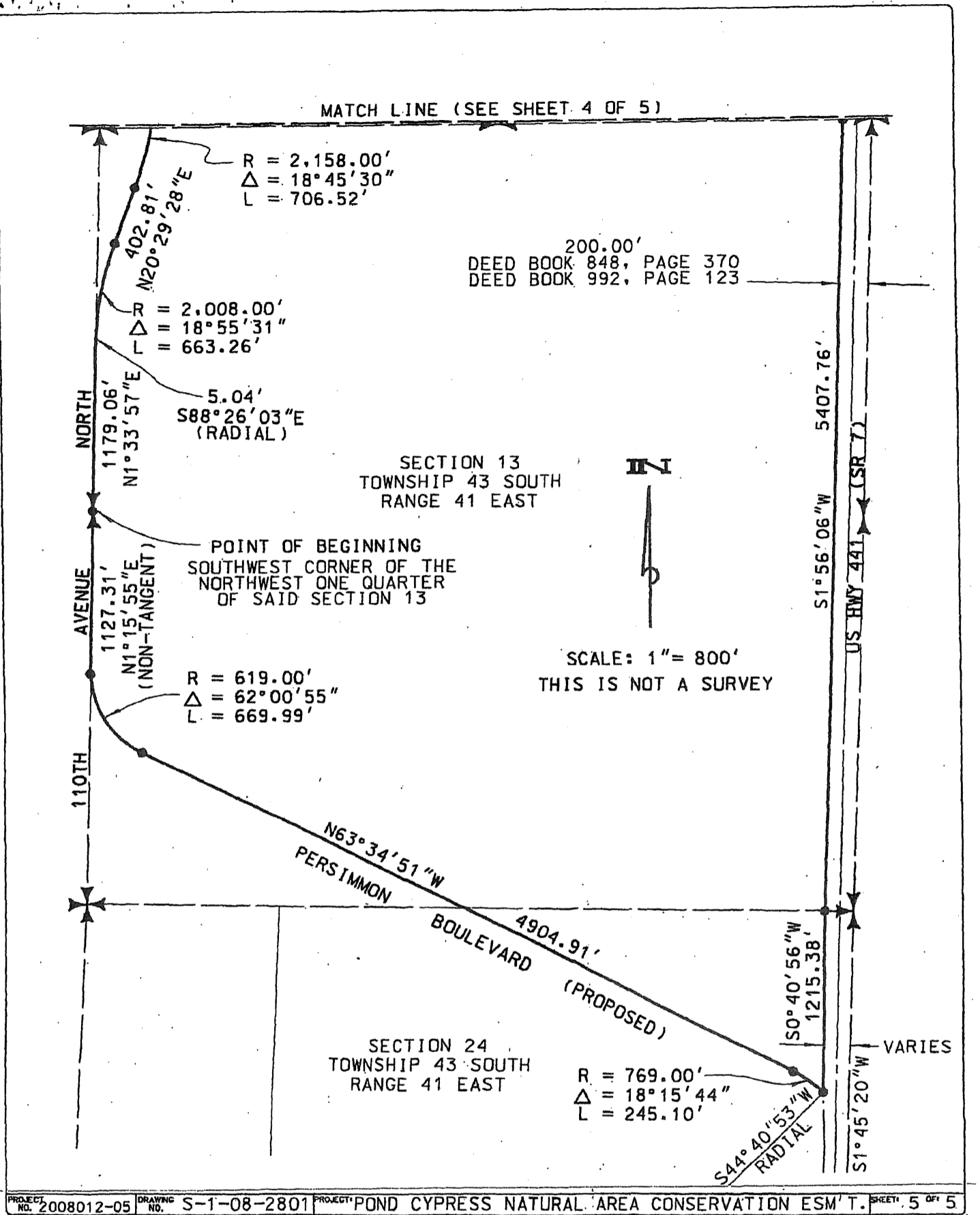
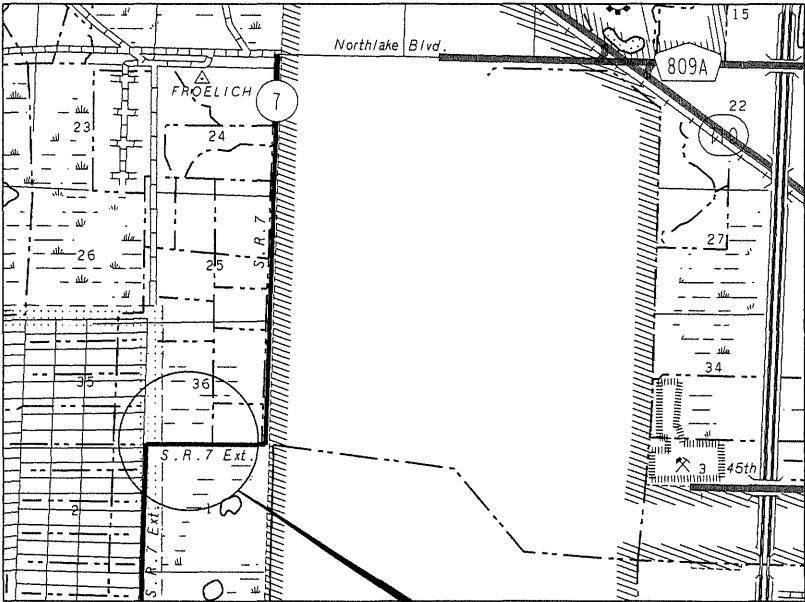


EXHIBIT "B"



SEC. 1, TWP. 43 S, RGE. 41 E



LOCATION MAP

NOT TO SCALE

LEGEND:

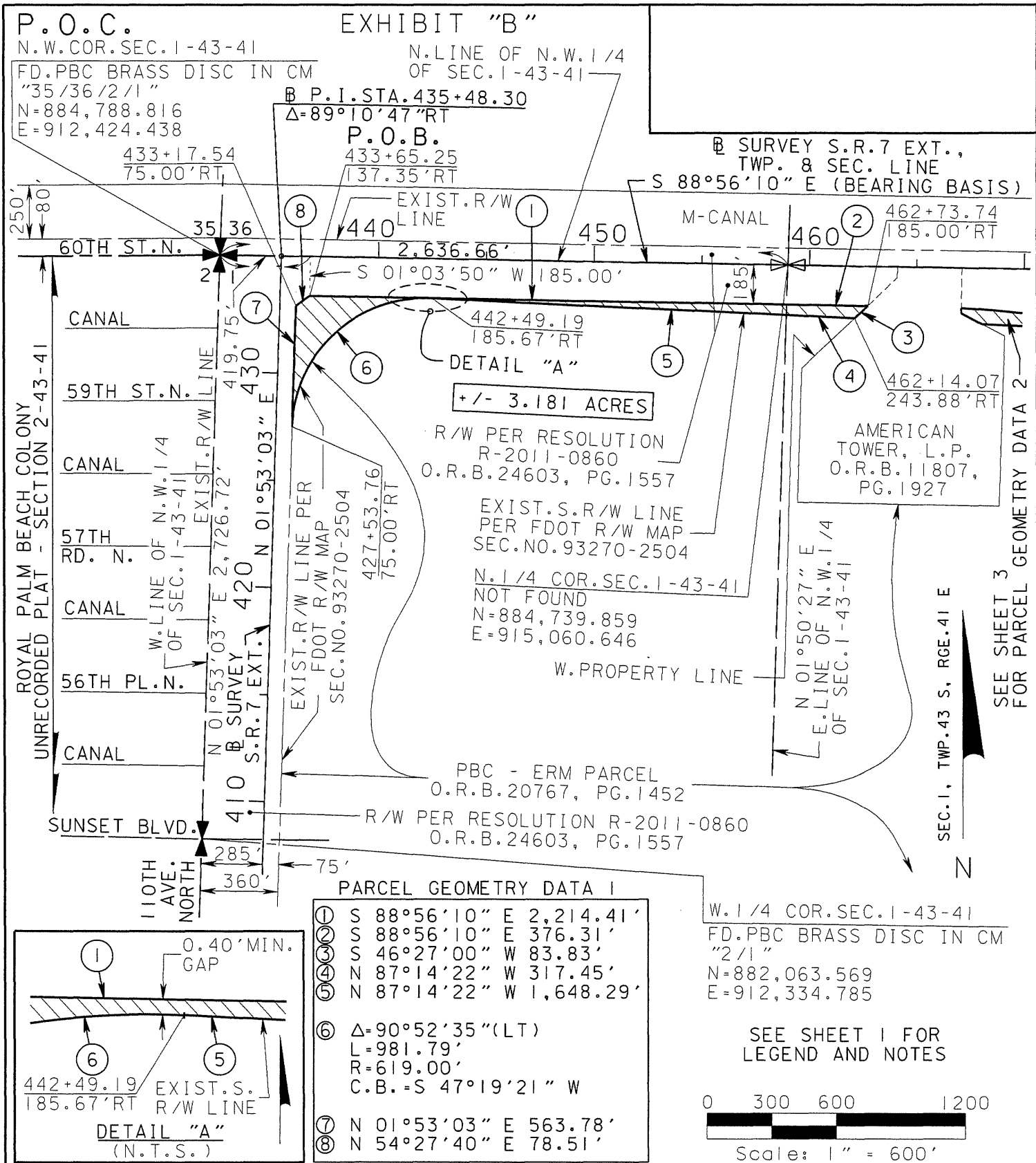
- & = AND
- L = ARC LENGTH OF CURVE
- B = BASELINE
- C.B. = CHORD BEARING OF CURVE
- Δ = CENTRAL ANGLE OF CURVE
- CM = CONCRETE MONUMENT
- COR. = CORNER
- (LT) = DEFLECTION LEFT
- (RT) = DEFLECTION RIGHT
- ERM = ENVIRONMENTAL RESOURCES MANAGEMENT
- EXIST. = EXISTING
- EXT. = EXTENSION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FD. = FOUND
- LT = LEFT
- MIN. = MINIMUM
- NAD = NORTH AMERICAN DATUM
- N.T.S. = NOT TO SCALE
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- PBC = PALM BEACH COUNTY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.I. = POINT OF INTERSECTION
- R = RADIUS OF CURVE
- RGE. = RANGE
- RT = RIGHT
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- S.R. = STATE ROAD
- TWP. = TOWNSHIP
- [Hatched Box] = RIGHT-OF-WAY PARCEL TO ERM

SURVEYOR'S NOTES

- 1) Bearing basis for Exhibit "B" is the Baseline of Survey of State Road 7 Extension, as shown on the F.D.O.T. Right of Way Map Section No. 93270-2504 same being the north line of Section 1, Township 43 South, Range 41 East. Said line bears South 88°56'10" East; on Grid NAD1983/1990 Adjustment.
- 2) Information shown hereon for State Road 7 Extension is based on the F.D.O.T. Right of Way Map Section No. 93270-2504.
- 3) Purpose for Exhibit "B" is to depict Right-of-way Swap parcel.
- 4) All dimensions are calculated unless otherwise specified.
- 5) All dimensions shown hereon are in Grid.
- 6) This sketch exists solely for the purpose of illustrating a legal description to which it is attached.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
DISTRICT FOUR
SURVEYING AND MAPPING
3400 WEST COMMERCIAL BLVD.
FORT LAUDERDALE, FLORIDA 33309
(954)777-4550

			FLORIDA DEPARTMENT OF TRANSPORTATION					
			PARCEL SKETCH - NOT A SURVEY					
			STATE ROAD NO. 7			PALM BEACH COUNTY		
REV EX A TO B	TRUONG	01/06/21	BY	DATE	PREPARED BY:		DATA SOURCE:	
REV BORDER SHEET	TRUONG	12/17/20			MANUEL G. VERA & ASSOCIATES, INC.			
PBC COMMENTS	RITZEL	08/25/14	DRAWN	RITZEL	01/28/13	F.P. ID. NONE		SECTION 93270-2504
REVISION	BY	DATE	CHECKED	TRUONG	06/28/13			



			FLORIDA DEPARTMENT OF TRANSPORTATION						
			PARCEL SKETCH - NOT A SURVEY						
			STATE ROAD NO. 7						
			PALM BEACH COUNTY						
REV EX A TO B	TRUONG	01/06/21		BY	DATE	PREPARED BY:		DATA SOURCE:	
REV BORDER SHEET	TRUONG	12/17/20				MANUEL G. VERA & ASSOCIATES, INC.			
PBC COMMENTS	RITZEL	08/25/14	DRAWN	RITZEL	01/28/13				
REVISION	BY	DATE	CHECKED	TRUONG	06/28/13	F.P. ID. NONE		SECTION 93270-2504	SHEET 2 OF 5

T:\MS\RW\MAPPING\PBC TO ERM PS2.dgn

0 300 600 1200

EXHIBIT "B"

Scale: 1" = 600'

P.O.C.

N.1/4 COR.SEC.1-43-41

NOT FOUND

N=884,739.859
E=915,060.646

RADIAL

S 03°13'49" W

B.P.I.STA.484+61.60

Δ=89°10'32"LT

SURVEY S.R.7 EXT., TWP. 8 SEC. LINE
S 88°56'10" E (BEARING BASIS)

N.LINE OF N.E.1/4
OF SEC.1-43-41

R/W PER RESOLUTION R-2011-0860
O.R.B.24603, PG.1557

P.O.B.

467+10.57

M-CANAL

EXIST.R/W LINE

60TH ST.N.

S 01°03'50" W

188.49'

810.63'

467+10.57

211.68'RT

468+08.83

261.49'RT

AMERICAN
TOWER, L.P.
O.R.B.11807,
PG.1927

E.PROPERTY
LINE

EXIST.S.R/W LINE
PER FDOT R/W MAP
SEC.NO.93270-2504

+/- 0.769 ACRES

PBC - ERM PARCEL
O.R.B.20767, PG.1452

EXIST.W.R/W LINE
PER FDOT R/W MAP
SEC.NO.93270-2504

E.1/4 COR.SEC.1-43-41

NOT FOUND

N=881,990.289

E=917,606.123

PARCEL GEOMETRY DATA 2

Δ=08°15'29"(RT)

⑨

L=702.84'

R=4,876.50'

C.B.=S 82°38'27" E

⑩

S 78°30'43" E 90.73'

⑪

N 87°14'22" W 689.27'

⑫

N 62°03'20" W 110.17'

⑬

N 01°03'50" E 23.20'

SEE SHEET 1 FOR
LEGEND AND NOTES

FLORIDA DEPARTMENT OF TRANSPORTATION

PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 7

PALM BEACH COUNTY

REV EX A TO B TRUONG 01/06/21

REV BORDER SHEET TRUONG 12/17/20

PBC COMMENTS RITZEL 08/25/14

REVISION BY DATE

BY

DATE

DRAWN

RITZEL

01/28/13

CHECKED

TRUONG

06/28/13

PREPARED BY:

MANUEL G. VERA & ASSOCIATES, INC.

DATA SOURCE:

F.P. ID. NONE

SECTION 93270-2504

SHEET 3 OF 5

TIMS: \RWMAPPING\PBC TO ERM PS3.dgn

EXHIBIT "B"

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND PALM BEACH COUNTY BRASS DISC IN CONCRETE MONUMENT STAMPED "35/36/2/1" MARKING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88°56'10" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1 AND ALONG THE BASELINE OF SURVEY FOR STATE ROAD 7 EXTENSION AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93270-2504, A DISTANCE OF 419.75 FEET; THENCE SOUTH 01°03'50" WEST AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°56'10" EAST ALONG A LINE BEING 185.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,214.41 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4; THENCE CONTINUE SOUTH 88°56'10" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 376.31 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 7 EXTENSION AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP; THENCE SOUTH 46°27'00" WEST ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 83.83 FEET; THENCE NORTH 87°14'22" WEST ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 317.45 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4; THENCE CONTINUE NORTH 87°14'22" WEST ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 1,648.29 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 619.00 FEET AND A CHORD BEARING OF SOUTH 47°19'21" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EXISTING RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 90°52'35" AND AN ARC DISTANCE OF 981.79 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°53'03" EAST ALONG A LINE BEING 360.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 563.78 FEET; THENCE NORTH 54°27'40" EAST, A DISTANCE OF 78.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.181 ACRES, MORE OR LESS.

AND

A PORTION OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 1; THENCE SOUTH 88°56'10" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, SAME LINE BEING THE BASELINE OF SURVEY FOR STATE ROAD 7 EXTENSION AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93270-2504, A DISTANCE OF 810.63 FEET; THENCE SOUTH 01°03'50" WEST AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE AND ALONG THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 7 EXTENSION AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, A DISTANCE OF 188.49 FEET TO A POINT ON A

(CONTINUE ON NEXT PAGE)

			FLORIDA DEPARTMENT OF TRANSPORTATION						
			PARCEL SKETCH- NOT A SURVEY						
			STATE ROAD NO. 7						
			PALM BEACH COUNTY						
REV EX A TO B	TRUONG	01/06/21		BY	DATE	PREPARED BY:		DATA SOURCE:	
REV BORDER SHEET	TRUONG	12/17/20				MANUEL G. VERA & ASSOCIATES, INC.			
PBC COMMENTS	RITZEL	08/25/14	DRAWN	RITZEL	01/28/13				
REVISION	BY	DATE	CHECKED	TRUONG	06/28/13	F.P. ID. NONE		SECTION 93270-2504	SHEET 4 OF 5

EXHIBIT "B"

LEGAL DESCRIPTION

NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 4,876.50 FEET AND A CHORD BEARING OF SOUTH 82°38'27" EAST, A RADIAL BEARING FROM SAID POINT TO THE CENTER OF SAID CURVE BEARS SOUTH 03°13'49" WEST, SAME POINT BEING THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH THE CENTRAL ANGLE OF 08°15'29" AND AN ARC DISTANCE OF 702.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 78°30'43" EAST, A DISTANCE OF 90.73 FEET TO A POINT ON SAID EXISTING SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 87°14'22" WEST ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 689.27 FEET; THENCE NORTH 62°03'20" WEST ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 110.17 FEET; THENCE NORTH 01°03'50" EAST ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 23.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.769 ACRES, MORE OR LESS.

ALL CONTAINING 3.950 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SKETCH AND LEGAL DESCRIPTION, AS SHOWN HERE ON THE RIGHT OF WAY PARCEL TO ERM SKETCH FOR STATE ROAD 7, SECTION NO.93270-2504 IS TRUE, ACCURATE AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND .052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Thuy A. Truong
THUY A. TRUONG, P.S.M.

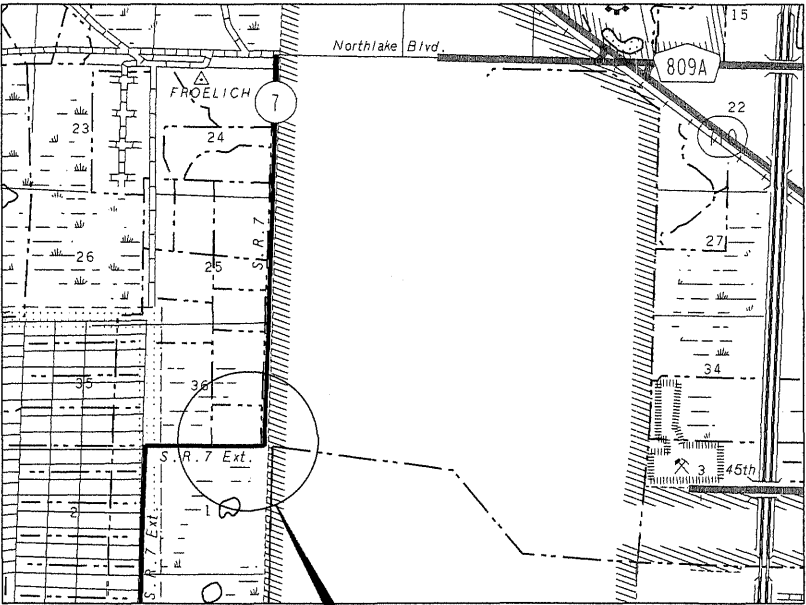
01-21-21
DATE

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO.5868
MANUEL G. VERA & ASSOCIATES, INC.
13960 SW 47TH STREET
MIAMI, FLORIDA 33175
(305) 221-6210 LB 2439


STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
DISTRICT FOUR
SURVEYING AND MAPPING
3400 WEST COMMERCIAL BLVD.
FORT LAUDERDALE, FLORIDA 33309
(954)777-4550

			FLORIDA DEPARTMENT OF TRANSPORTATION					
			PARCEL SKETCH- NOT A SURVEY					
			STATE ROAD NO. 7					
			PALM BEACH COUNTY					
REV EX A TO B	TRUONG	01/06/21	BY	DATE	PREPARED BY:	DATA SOURCE:		
REV BORDER SHEET	TRUONG	12/17/20			MANUEL G. VERA & ASSOCIATES, INC.			
PBC COMMENTS	RITZEL	08/25/14	DRAWN	RITZEL	01/28/13			
REVISION	BY	DATE	CHECKED	TRUONG	06/28/13	F.P. ID. NONE	SECTION 93270-2504	SHEET 5 OF 5

EXHIBIT "C"



LEGEND:

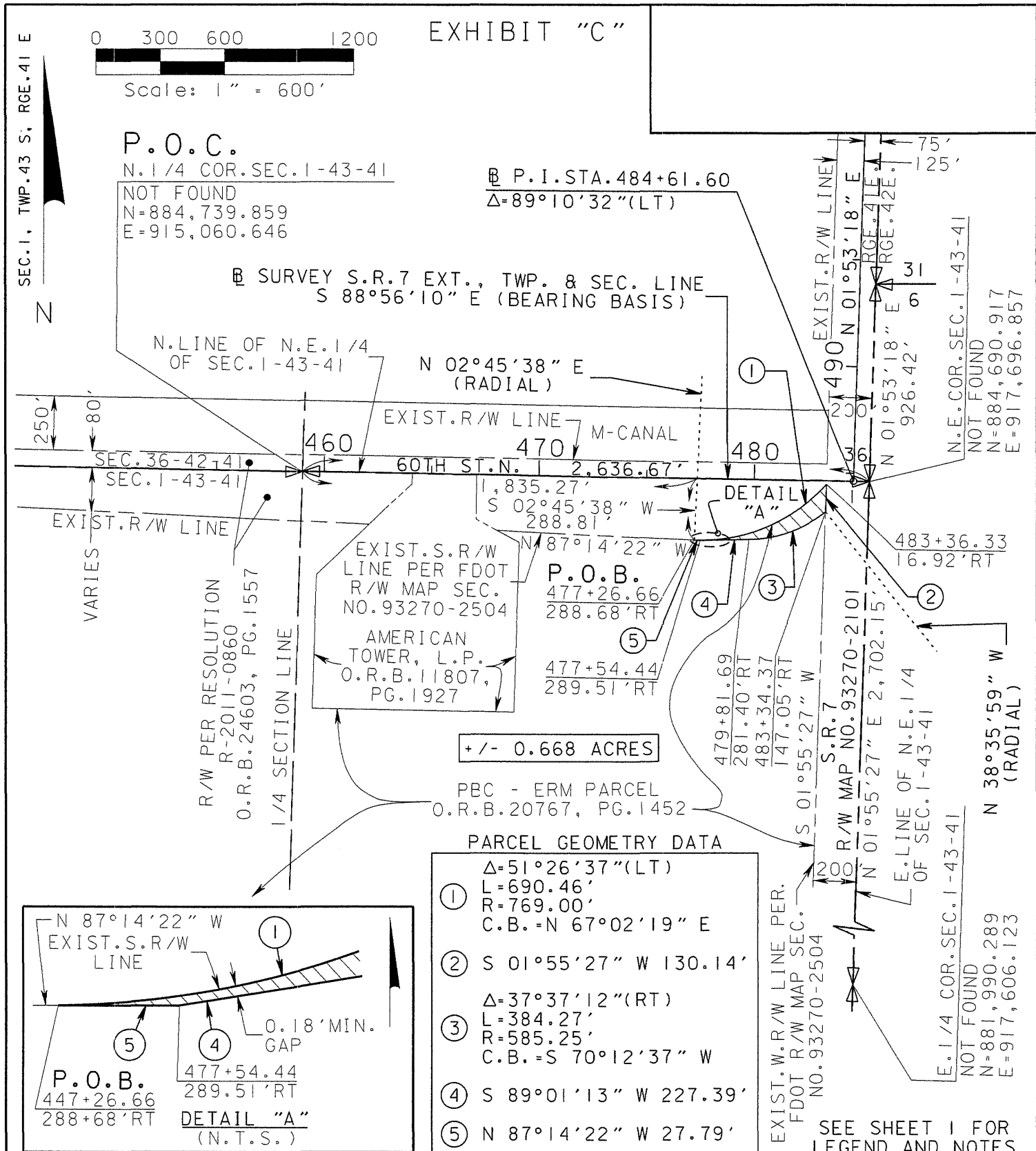
8	= AND
L	= ARC LENGTH OF CURVE
BL	= BASELINE
C.B.	= CHORD BEARING OF CURVE
Δ	= CENTRAL ANGLE OF CURVE
COR.	= CORNER
(LT)	= DEFLECTION LEFT
(RT)	= DEFLECTION RIGHT
ERM	= ENVIRONMENTAL RESOURCES MANAGEMENT
EXIST.	= EXISTING
EXT.	= EXTENSION
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
MIN.	= MINIMUM
NAD	= NORTH AMERICAN DATUM
N.T.S.	= NOT TO SCALE
NO.	= NUMBER
O.R.B.	= OFFICIAL RECORD BOOK
PG.	= PAGE
PBC	= PALM BEACH COUNTY
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.I.	= POINT OF INTERSECTION
R	= RADIUS OF CURVE
RGE.	= RANGE
RT	= RIGHT
R/W	= RIGHT-OF-WAY
SEC.	= SECTION
S.R.	= STATE ROAD
TWP.	= TOWNSHIP
	= ERM PARCEL TO RIGHT-OF-WAY

SURVEYOR'S NOTES

- 1) Bearing basis for Exhibit "C" is the Baseline of Survey of State Road 7 Extension, as shown on the F.D.O.T. Right of Way Map Section No. 93270-2504 same being the north line of Section 1, Township 43 South, Range 41 East. Said line bears South 88°56'10" East; on Grid NAD 1983/1990 Adjustment.
- 2) Information shown hereon for State Road 7 Extension is based on the F.D.O.T. Right of Way Map Section No. 93270-2504.
- 3) Purpose for Exhibit "C" is to depict land Swap parcel.
- 4) All dimensions are calculated unless otherwise specified.
- 5) All dimensions shown hereon are in Grid.
- 6) This sketch exists solely for the purpose of illustrating a legal description to which it is attached.

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(954)777-4550

			FLORIDA DEPARTMENT OF TRANSPORTATION			
			PARCEL SKETCH - NOT A SURVEY			
REV EX A TO C	TRUONG	01/06/21	STATE ROAD NO. 7			
REV BORDER SHEET	TRUONG	12/17/20	PALM BEACH COUNTY			
REVISED GEOMETRY	RITZEL	08/07/14	BY	DATE	PREPARED BY:	DATA SOURCE:
PBC COMMENTS	RITZEL	08/25/14	DRAWN	RITZEL	01/28/13	MANUEL G. VERA & ASSOCIATES, INC.
REVISION	BY	DATE	CHECKED	TRUONG	09/20/13	F.P. ID. NONE
						SECTION 93270-2504
						SHEET 1 OF 3



			FLORIDA DEPARTMENT OF TRANSPORTATION						
			PARCEL SKETCH - NOT A SURVEY						
REV EX A TO C	TRUONG	01/06/21	STATE ROAD NO. 7				PALM BEACH COUNTY		
REV BORDER SHEET	TRUONG	12/17/20		BY	DATE	PREPARED BY:		DATA SOURCE:	
REVISED GEOMETRY	RITZEL	08/07/14				MANUEL G. VERA & ASSOCIATES, INC.			
PBC COMMENTS	RITZEL	08/25/14	DRAWN	RITZEL	01/28/13				
REVISION	BY	DATE	CHECKED	TRUONG	09/20/13	F.P. ID. NONE		SECTION 93270-2504	SHEET 2 OF 3

TIMS: \RWMAPPING\ERM TO PBC PS2.dgn

EXHIBIT "C"

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 1; THENCE SOUTH 88°56'10" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, SAME LINE BEING THE BASELINE OF SURVEY FOR STATE ROAD 7 EXTENSION AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93270-2504, A DISTANCE OF 1,835.27 FEET; THENCE SOUTH 02°45'38" WEST, A DISTANCE OF 288.81 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 769.00 FEET AND THE CHORD BEARING OF NORTH 67°02'19" EAST, THE RADIAL BEARING FROM SAID POINT TO THE CENTER OF CURVE BEARS NORTH 02°45'38" EAST, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 7 EXTENSION AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°26'37" AND AN ARC DISTANCE OF 690.46 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF STATE ROAD 7 AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP; THENCE SOUTH 01°55'27" WEST ALONG SAID THE EXISTING WEST RIGHT OF WAY LINE OF STATE ROAD 7 AND ALONG A LINE BEING 200.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 130.14 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 585.25 FEET AND A CHORD BEARING OF SOUTH 70°12'37" WEST, THE RADIAL BEARING FROM SAID POINT TO THE CENTER OF CURVE BEARS NORTH 38°35'59" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°37'12" AND AN ARC DISTANCE OF 384.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°01'13" WEST, A DISTANCE OF 227.39 FEET TO A POINT; THENCE NORTH 87°14'22" WEST, A DISTANCE OF 27.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.668 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SKETCH AND LEGAL DESCRIPTION, AS SHOWN HERE ON THE ERM PARCEL TO RIGHT OF WAY SKETCH FOR STATE ROAD 7, SECTION NO.93270-2504 IS TRUE, ACCURATE AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND .052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Thuy A. Truong

THUY A. TRUONG, P.S.M.

01-06-2021

DATE

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO.5868
MANUEL G. VERA & ASSOCIATES, INC.
13960 SW 47TH STREET
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			FLORIDA DEPARTMENT OF TRANSPORTATION						
			PARCEL SKETCH - NOT A SURVEY						
REV EX A TO C	TRUONG	01/06/21	STATE ROAD NO. 7				PALM BEACH COUNTY		
REV BORDER SHEET	TRUONG	12/17/20		BY	DATE	PREPARED BY: MANUEL G. VERA & ASSOCIATES, INC.		DATA SOURCE:	
REVISED GEOMETRY	RITZEL	08/07/14							
PBC COMMENTS	RITZEL	08/25/14	DRAWN	RITZEL	01/28/13				
REVISION	BY	DATE	CHECKED	TRUONG	09/20/13	F.P. ID. NONE		SECTION 93270-2504	SHEET 3 OF 3